



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 1, 2006	CONTACT/PHONE Holly Phipps / 781-1162	APPLICANT Andrew and Emile Adams	FILE NO. COAL 06-0052 SUB2005-00200
SUBJECT A request by Andrew and Emile Adams for a Lot Line Adjustment (COAL 056-0052) to adjust the lot lines between two parcels of 5.16 acres and 3.67 acres. The adjustment will result in two parcels of 6.01 acres and 2.82 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the north side of Morningside Drive at 14345 and 14355 Morningside Drive, Atascadero. The site is in the Salinas River planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 06-0052 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption (ED05- 416) was issued on April 20, 2006.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 059-221-018 & 019	SUPERVISOR DISTRICT(S) 5
PLANNING AREA STANDARDS: Non applicable.			
LAND USE ORDINANCE STANDARDS: L.U.O. Section 22.22.070 Subdivision design, Residential Suburban			
EXISTING USES: Residences, outbuildings, swimming pool, barn, pond, ornamental vegetation			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban/residences East: Residential Suburban/residences South: Residential Suburban/residences West: Residential Suburban/residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Cal Trans, RWQCB, City of Atascadero, and Santa Margarita Advisory Committee	
TOPOGRAPHY: Gently sloping to relatively level	VEGETATION: Ornamental vegetation
PROPOSED SERVICES: Water supply: Atascadero Mutual Water System Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: April 20, 2006

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
3.67	2.82
5.16	6.01

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to arrange the parcels to reflect use.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

PLANNING AREA STANDARDS: Non-applicable.

LEGAL LOT STATUS:

The two lots were legally created a recorded map at a time when that was a legal method of creating lots.

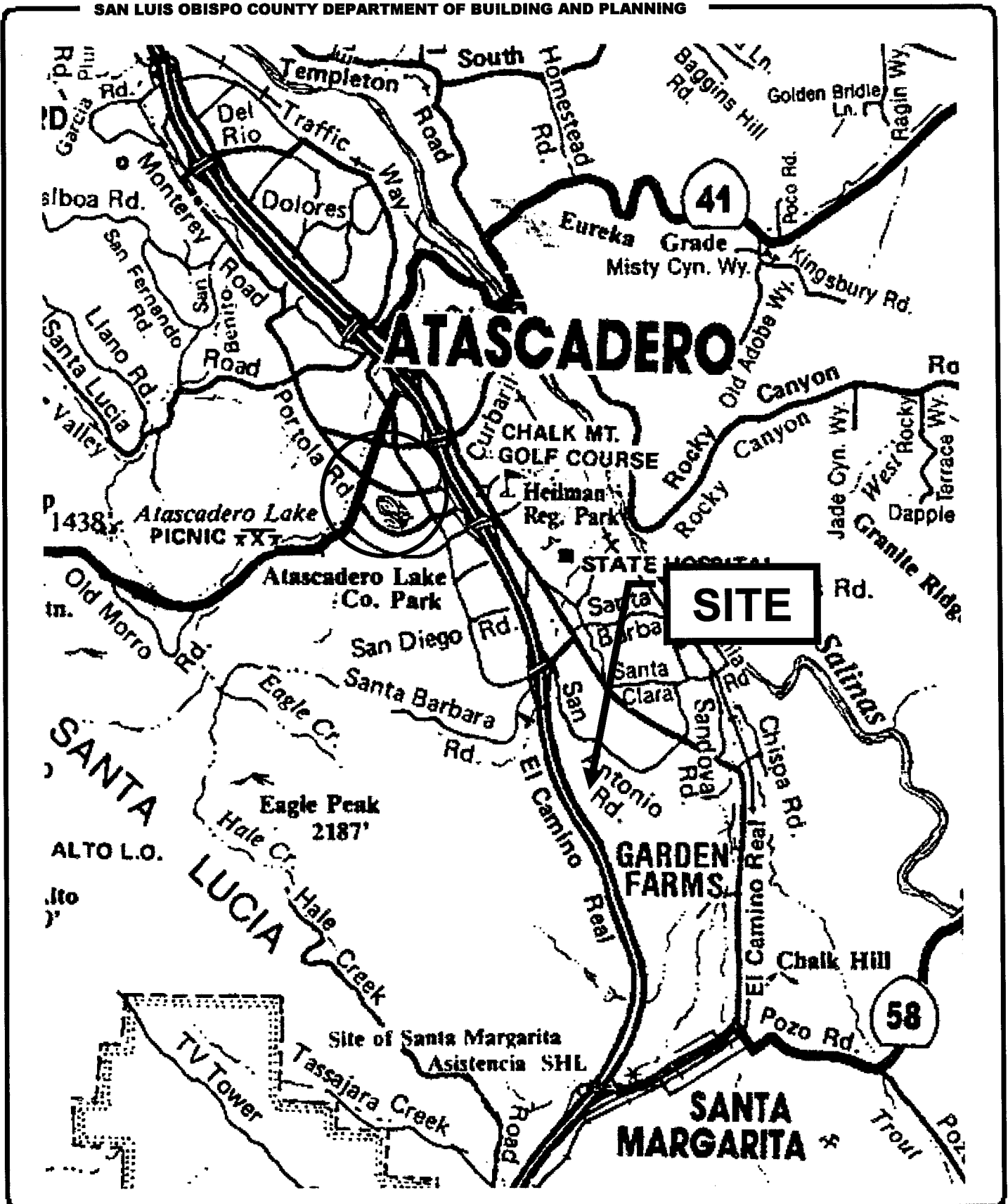
FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the project conforms to the General Plan and zoning and building ordinances and the resulting parcels maintain a position which is equal to or better to the condition of the parcels prior to the approval of the lot line adjustment.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the project is a lot line adjustment on land with slope of less than 20 percent that will not result in changes in land use or density.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.



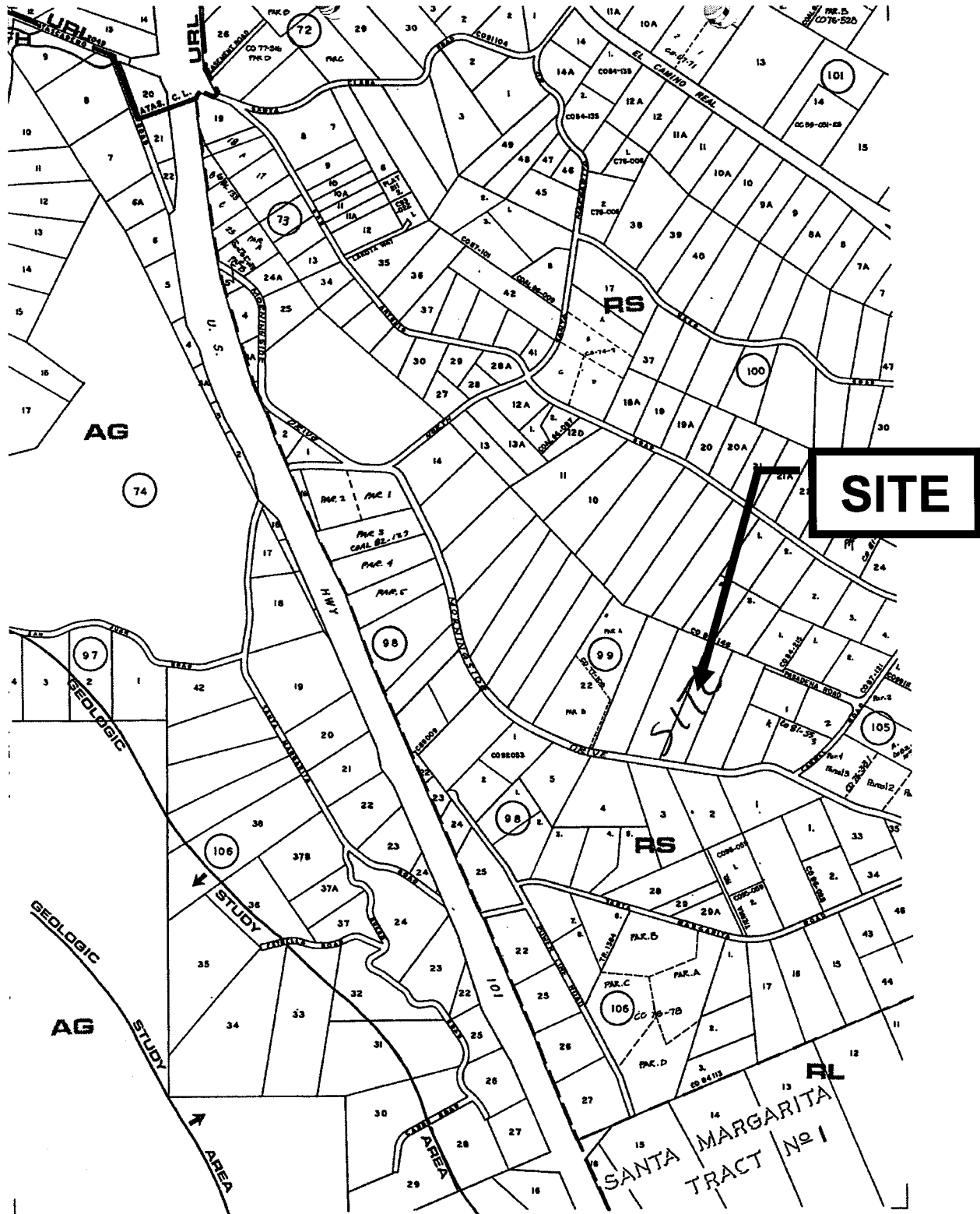
PROJECT

Lot Line Adjustment
Adams Sub2005-00200



EXHIBIT

Vicinity Map



PROJECT

Lot Line Adjustment
Adams Sub2005-00200



EXHIBIT

Land Use Category Map

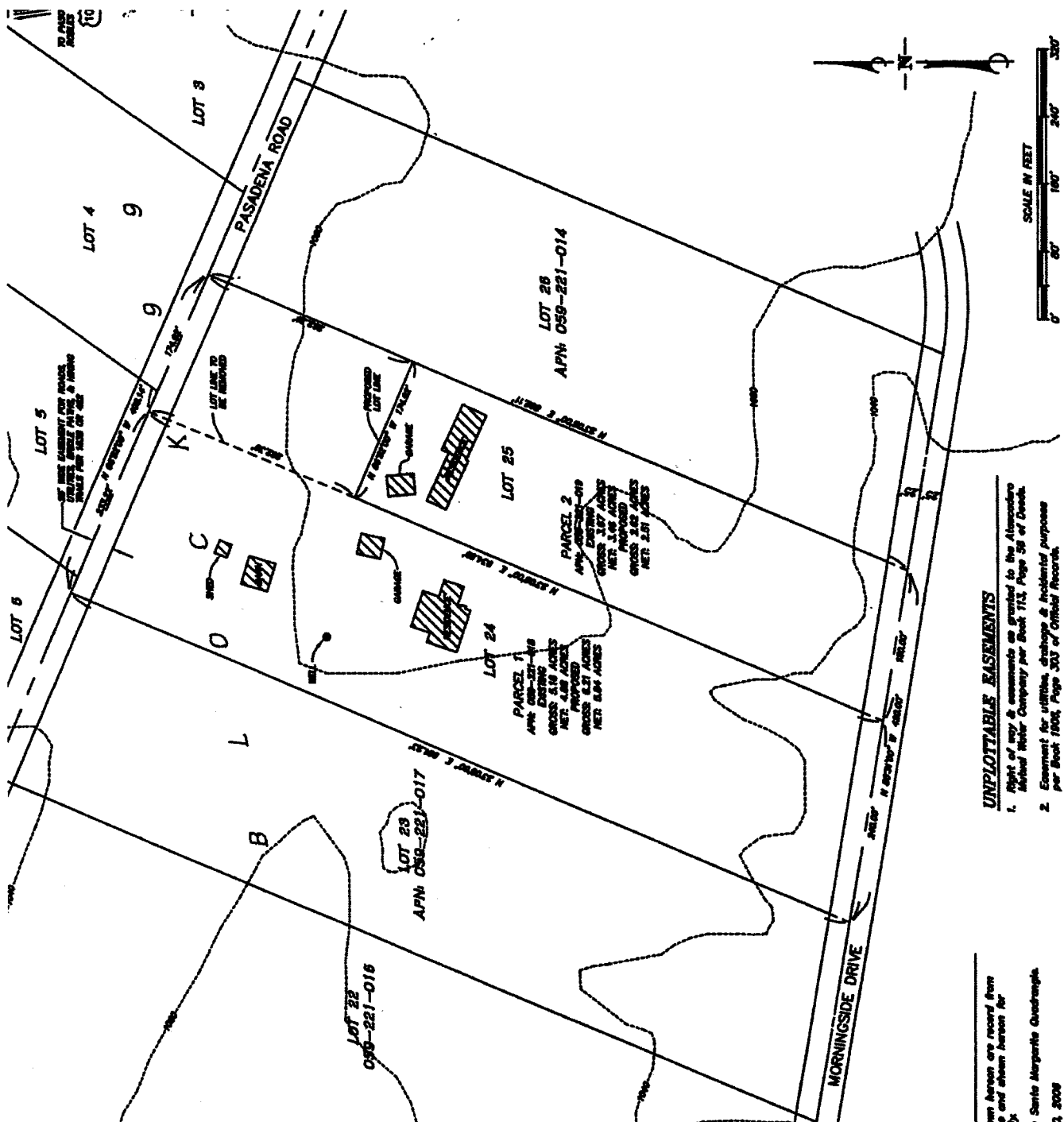
PROJECT

Lot Line Adjustment
Adams Sub2005-00200



EXHIBIT

Site Plan Map



Planning Solutions

LAND PLANNING
SUBDIVISIONS
PROJECT MANAGEMENT

Pamela Jardini 805 801 0453

1360 NEW WINE PLACE
TEMPLETON, CA 93465

PLANNINGSOLUTIONS@FIX.NET

April 17, 2006

Ms. Holly Phipps
Department of Planning and Building
County Government Center Room 300
San Luis Obispo, CA 93408

RE: SUB2005-00200 / Adams Lot Line Adjustment

Ms. Phipps,

This letter is in response to your completeness review letter dated April 4, 2006 regarding the Adams's Lot Line Adjustment project. I have correlated my responses to your numeric outline.

1. The Adam's residence at 14355 Morningside Drive does not have an access code for the gate; the gate can be pulled open. The neighbor's property access code is 280*#.
2. The Adams currently own both properties. They wish to remain in their residence and expand the outdoor activity area of their property. A barn is located in the rear portion of their property and this area is used for equestrian activities. The lot line adjustment will allow the Adams to enhance their rural environment without deterring from the rural character of the adjoining parcel to the east. The easterly parcel is proposed to be 2.82 acres after the lot line adjustment which is greater than the Planning Area requirement of 2.5 acres. The rural character of the easterly parcel will remain intact and the ability to expand the equestrian activities on the larger parcel will enhance the rural character of the area. It should be noted that the existing parcels exceed the 3:1 criteria and that the lot line adjustment improves this situation. Therefore, the lot line adjustment is creating a situation that is equal to and better than the existing parcels.
3. All information you requested is noted on the map. Both parcels are serviced by Atascadero Mutual Water Company and the well is for non-domestic use only. Parcel 2 does not have a well.

4. The map has been revised to show a rear setback greater than 30 feet and therefore no adjustment is necessary.

If you have any further questions, please contact me at (805) 801-0453

Sincerely,

A handwritten signature in cursive script, reading "Pamela Jardini". The signature is written in black ink and is positioned above the printed name.

Pamela Jardini



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3-16-06

TO: Ag

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team



PROJECT DESCRIPTION: File Number: SUB2005-00250 Applicant: Adams
COAL 06-0052 LLA between 2 parcels, located
Morningside Dr. in Atascadero. 8.83 acre site.
APN: 059-221-08 & 019.
Return this letter with your comments attached no later than: 3/31/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

3/20/06
Date

LYNDIA AUCHINCLOSS
Name

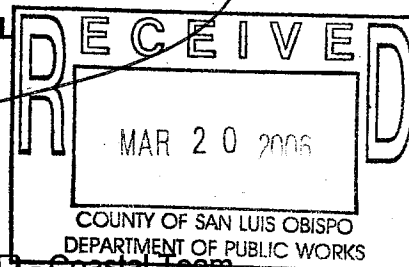
781-5914
Phone



file 8
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 3-16-06

TO: PW

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment

4/26/06
Date

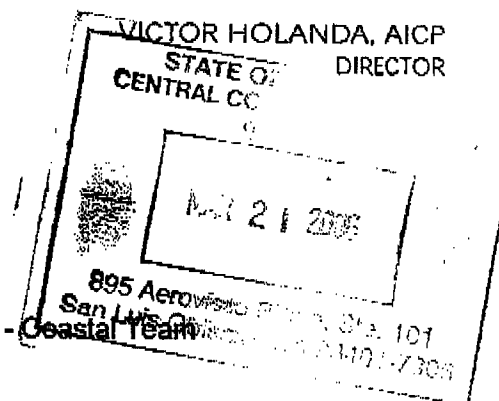
Bill Ogren
Name

781-5263
Phone

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3-16-06TO: RWQCBFROM: ☐ - South County Team☒ - North County Team☐ - Coastal TeamPROJECT DESCRIPTION: File Number: SUB2005-00200 Applicant: Adams
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PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

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☐ NO

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PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No WATER QUANTITY ISSUES.3-27-06
DateAllison MICHOWEN
Name649-3082
Phone



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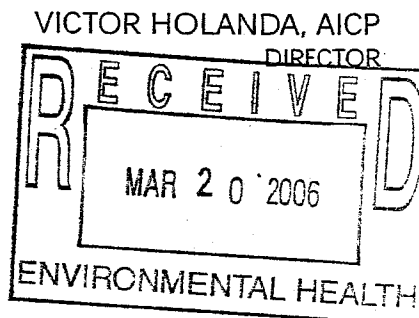
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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TO: Env. Health

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team



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☐ NO (Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please have applicant provide this office with a full site exhibit that
shows both parcels with septic (tank & leachlines)
Thank you.

3/24/06
Date

D. Salo
Name

781-5551
Phone

